K 2590

book 2590 Page 139

WARRANTY DEED

For and in consideration of the sum of Nine Thousand Nine Hundred Fifty and No 100 ---------- DOLLARS

Cash in hand paid by Lloyd Rudolph Finley and wife, Joan M. Finley, the receipt of which is hereby acknowledged,

GARY COOPER MOTORS, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

have bargained and sold, and by these presents do transfer and convey unto the said Lloyd Rudolph Finley and wife, Joan M. Finley their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hidden Acres, Second Addition, as of record in Book 2665, page 79, Register's Office for Davidson County, Tennessee.
Beginning at a point on the northerly terminus of Rubylee Drive, at the corner of Lots Nos. 14 and 15; thence northerly with the line between said lots 147.1 feet to a point; thence south 81° 53' 30" east 65 feet to a point; thence north 8° 06' 30" east 141.75 feet to a point; thence south 0° 57' east 60.4 feet to an iron pin, corner of Lots Nos. 13 and 14; thence with the line between said lots Nos. 13 and 14 southwesterly 213.73 feet to a point in the margin of Rubylee Drive; thence along a curve at the terminus of said Drive in a general northwesterly direction 6.14 feet to the point of beginning.
Being the same property conveyed to Gary Cooper Motors, Inc., a Tennessee corporation from W. B. Hale, Jr., et ux, of record in Book 3392, page 483, Register's Office.

This conveyance is made subject to all restrictions, covenants, easements and rights of way applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lloyd Rudolph Finley and wife, Joan M. Finley their heirs and assigns, forever.

And we do covenant with the said Lloyd Rudolph Finley and wife, Joan M. Finley that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. There are no taxes which have been prorated and the mortgage assumed by the purchaser etc.

And Gary Cooper Motors, Inc., a Tennessee corporation do further covenant and bind itself, its successors and heirs and representatives, to warrant and forever defend the title to the said land to the said Lloyd Rudolph Finley and wife, Joan M. Finley their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF GARY COOPER MOTORS, INC., a Corporation, has caused this instrument to be executed by its duly authorized officers on this the 3rd day of June, 1970.

Witness: GARY COOPER MOTORS, INC.

Shirley Cooper

By: Edna M. Cooper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this _____ day of _____, 19

Commission expires _____ Notary Public

G 139